

1285/98

BOOK 1285 PAGE 98

1 LOT
15249 SQ. FT.

SHEET 1 OF 2 SHEETS

TRACT NO. 53799

IN THE CITY OF BURBANK COUNTY OF LOS ANGELES

STATE OF CALIFORNIA

FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF LOTS 12 AND 14, BLOCK 23 OF TOWN OF BURBANK, AS PER MAP RECORDED IN BOOK 17, PAGES 19 TO 22 OF MISCELLANEOUS RECORDS, RECORDS OF LOS ANGELES COUNTY.

FILED
AT REQUEST OF OWNER
DEC 23 2003
41 MIN 4 PM
PAST
IN BOOK 1285
AT PAGE 98-99
OF MAPS
LOS ANGELES COUNTY, CA.
Registrar-Recorder/County Clerk
BY *Margaret*
FEE \$ 11.00
2.00 D.A.

03 3864522
03 3864522

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION.

MASTER BUILDERS CONSTRUCTION, INC. A CALIFORNIA CORPORATION, OWNER

Alex Kuiu
ALEX KUIUMDJIAN
SECRETARY & TREASURER

FIRST CONTINENTAL BANK, AS BENEFICIARY, UNDER A DEED OF TRUST RECORDED SEPTEMBER 12, 2002 AS INSTRUMENT NO. 02-2147174 OF OFFICIAL RECORDS

Alexander Lu
ALEXANDER LU, EXECUTIVE VICE PRESIDENT
John Wu
JOHN WU, FIRST VICE PRESIDENT

STATE OF CALIFORNIA) SS
COUNTY OF LOS ANGELES)

ON FEBRUARY 19, 2003 BEFORE ME, ENDAH S. KWA

PERSONALLY APPEARED ALEX KUIUMDJIAN
PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE WITHIN INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH PERSON ACTED, EXECUTED THE INSTRUMENT.

NOTARY PUBLIC *Endah S. Kwa*
ENDAH S. KWA
PRINCIPAL PLACE OF BUSINESS LOS ANGELES COUNTY, STATE OF CALIFORNIA
MY COMMISSION EXPIRES MARCH 17, 2006

STATE OF CALIFORNIA) SS
COUNTY OF LOS ANGELES)

ON FEBRUARY 19, 2003 BEFORE ME, ENDAH S. KWA

PERSONALLY APPEARED ALEXANDER LU AND JOHN WU
PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE WITHIN INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH PERSON ACTED, EXECUTED THE INSTRUMENT.

NOTARY PUBLIC *Endah S. Kwa*
ENDAH S. KWA
PRINCIPAL PLACE OF BUSINESS LOS ANGELES COUNTY, STATE OF CALIFORNIA
MY COMMISSION EXPIRES MARCH 17, 2006

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE, THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 66492 AND 66493 OF THE SUBDIVISION MAP ACT.

EXECUTIVE OFFICER-CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BY *Armando C. Aguilar*
DEPUTY 12-22-03



ENGINEER'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF ALEX KUIUMDJIAN ON JANUARY 14, 2003. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT THE MONUMENTS OF THE CHARACTER AND LOCATIONS SHOWN HEREON ARE IN PLACE, OR WILL BE IN PLACE WITHIN TWENTY-FOUR MONTHS FROM THE FILING DATE OF THIS MAP, THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THAT TIE NOTES TO ALL CENTERLINE MONUMENTS SHOWN AS "TO BE SET" WILL BE ON FILE IN THE OFFICE OF THE CITY ENGINEER WITHIN TWENTY-FOUR MONTHS FROM THE FILING DATE OF THIS MAP.

Greg M. Baguid
GREG M. BAGUID
RCE NO. 28750
EXPIRE: 9-30-06



BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N 41° 17' 30" E OF THE CENTERLINE OF PALM AVENUE AS SHOWN ON MAP OF TRACT NO. 34370, AS RECORDED IN BOOK 911, PAGE 70 OF MAPS, RECORDS OF LOS ANGELES COUNTY.

CITY TREASURER'S CERTIFICATE:

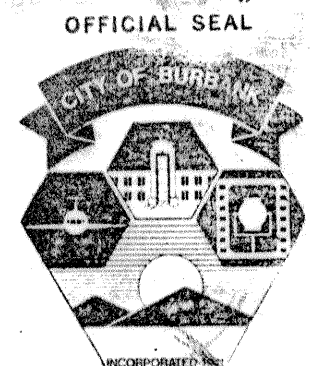
I HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS LEVIED UNDER THE JURISDICTION OF THE CITY OF BURBANK TO WHICH THE LAND INCLUDED IN THE WITHIN SUBDIVISION OR ANY PART THEREOF IS SUBJECT, AND WHICH MAY BE PAID IN FULL, HAVE BEEN PAID IN FULL.

DATE 12/15/03, 2003 *Donna E. Anderson*
CITY TREASURER, CITY OF BURBANK

CITY CLERKS CERTIFICATE:

I HEREBY CERTIFY THAT CITY COUNCIL OF THE CITY OF BURBANK BY RESOLUTION NO. 26,615 ADOPTED 12-9-03 APPROVED THE ATTACHED SUBDIVISION MAP.

DATE 12-16-, 2003 *Margaret*
CITY CLERK, CITY OF BURBANK



CITY ENGINEER'S STATEMENT:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, THAT IT CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP AND ALL APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF SUBDIVISION ORDINANCES OF THE CITY OF BURBANK APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT SECTION 66442 (a)(1)(2) AND (3) HAVE BEEN COMPLIED WITH.

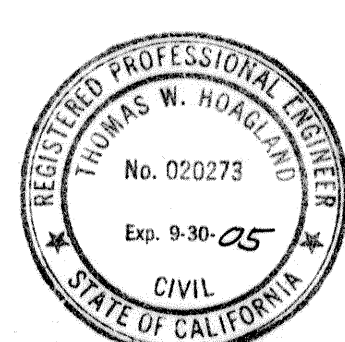
DATE 12-16-03, 2003 *Bonnie J. Jodan*
CITY ENGINEER, CITY OF BURBANK
RCE: 43057
EXP. 3-31-04



THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 15 UNITS WHEREBY THE OWNERS OF THE UNITS OF AIR SPACE WILL HOLD AN UNDIVIDED INTEREST IN THE COMMON AREAS WHICH WILL, IN TURN, PROVIDE THE NECESSARY ACCESS AND UTILITY EASEMENTS FOR THE UNITS.

SIGNATURE OMISSIONS:

THE SIGNATURE OF CITY OF LOS ANGELES, EASEMENT HOLDER BY DEED RECORDED IN BOOK 144, PAGE 245 OF JUDGMENTS, OFFICIAL RECORDS; ALL RECORDS OF LOS ANGELES COUNTY, HAS BEEN OMITTED PURSUANT TO THE PROVISIONS OF SECTION 66436 (A)(3)(I-VIII) OF THE SUBDIVISION MAP ACT, AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY LOCAL AGENCY. SAID EASEMENT IS INDETERMINATE IN NATURE.



I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, THAT IT COMPLIES WITH ALL PROVISIONS OF STATE LAW APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT IN ALL RESPECTS NOT CERTIFIED TO BY THE CITY ENGINEER.
COUNTY ENGINEER
DATE 12/22/03 BY *Thomas Hoagland*
DEPUTY

40(2455-26)

SCALE" 1"=30'

SHEET 2 OF 2 SHEETS

TRACT No. 53799

IN THE CITY OF BURBANK

COUNTY OF LOS ANGELES

STATE OF CALIFORNIA

FOR CONDOMINIUM PURPOSES

LEGEND:

**INDICATE THE BOUNDARY OF THE
LAND BEING SUBDIVIDED BY THIS MAP**

